

<b>Applicant</b>	Georgian Oaks, LLC.	
<b>Request</b>	Plat Approval	
<b>Location</b>	1600 SW 20 Street	
<b>Legal Description</b>	Acreage in 16-50-42	
<b>Property Size</b>	8.05 acres	
<b>Zoning</b>	RD-15 (proposed PUD)	
<b>Existing Land Use</b>	Tree Nursery	
<b>Future Land Use Designation</b>	Residential Medium	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land Use Element, Objective 5	
<b>Other Required Approvals</b>	City Commission, by resolution	
<b>Applicable ULDR Sections</b>	Sec. 47-24.5, Subdivision Regulations	
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting	
<b>Action Required</b>	Recommend approval or denial to City Commission	
<b>Project Planner</b>  <b>Authorized By</b>  <b>Approved By</b>	<b>Name and Title</b>	<b>Initials</b>
	Angela Csinsi, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Services Manager	

**Request:**

The applicant proposes to plat this eight (8)-acre property in association with a proposed single-family home project to be known as Georgian Oaks.

There is a proposal (see Case No. 1-ZPUD-03 on this agenda) to rezone the subject property from RD-15 Residential Single Family/Duplex/Low Medium Density District, to PUD, Planned Unit Development.

**Property/Project Description:**

The property is currently being used as a tree nursery in a heavily forested area. Three streets dead-end on the north and south of the property (SW 21 St., SW 22 St. and SW 23 St.). The property is surrounded by single-family homes and is located in the River Oaks Neighborhood.

This plat was reviewed by the Development Review Committee (DRC) on August 12, 2003 and all comments have been addressed.

### **Lot Arrangements**

There are 35 lots proposed ranging from approximately 5,000 s.f. to 9,000 s.f. in area. They will generally run in an east-west direction and will front on a curvilinear, two-way private street which loops around a landscaped open space area.

If this were to be developed under the RD-15 Zoning District requirements, the standard 75' lot width would be required and a minimum of 7,500 s.f. The Planning and Zoning Board has the authority to vary these requirements "in appropriate cases in such manner as to carry out the spirit and purpose of the subdivision regulations" (ULDR Sec. 47-24.5.D.3.h). Lots in the surrounding subdivisions were platted with 50' lots.

### **Private Street**

The street is proposed as a private street due to City Engineer and City Surveyor recommendation. The street does not meet the City's minimum centerline radii of 150 feet. The applicant states that the roadway has been designed to calm traffic and to mitigate any adverse visibility impacts and believes the intent of this radii has been met.

Private streets are not generally permitted unless approved by the Planning and Zoning Board. As stated in ULDR Sec. 47-24.5.D.3.h: "*Private streets. There shall be no private streets platted in any subdivision. Every subdivided lot or property shall be served from a publicly dedicated street. This requirement may be waived by the Board in special situations where the Board finds public safety, convenience and welfare can be adequately served.*"

### **Donation of Property**

The applicant proposes to donate to the City a 1-acre portion of the property for use as a public park. This park will be located at the southern end of the property and will front on SW 24 Street. In addition, the City will deed to the property owner a 13-foot wide surplus section of land that runs adjacent to the eastern boundary of the site. This proposal was reviewed by the Property and Right-of-Way Committee (PROW) on July 17, 2003. The PROW approved these proposals subject to review and approval of the City Attorney's Office. The applicant desires approval of the plat subject to final action of the above.

### **Easements**

Ten (10) and eight (8)-foot landscape easements are proposed around the perimeter of the property. Hedges and shade trees, mostly species from the existing tree nursery now on the property, will be located within these easements.

### **Comprehensive Plan Consistency:**

Consistent with Future Land Use Element, Objective 5, which requires the City to be consistent with Broward County platting regulations.

**Staff Determination:**

The proposed plat meets the spirit and purpose of the subdivision regulations. Should this plat be forwarded to City Commission, the following condition is recommended:

1. The plat shall be reviewed by Tony Irvine, City Surveyor, prior to submittal to City Commission.
2. The disposition of ownership of the 13-foot wide surplus section shall be resolved prior to submittal to City Commission.
3. Final DRC signoff

**Planning and Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the application meets the intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for approval to the City Commission.
2. If the Planning and Zoning Board determines that the application does not meet intent of the subdivision regulations, the Planning and Zoning Board shall forward its recommendation for denial to the City Commission.